

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

March 14, 2013

Minutes

(Subject to Board of Director's approval)

Board President, Craig Nicholson, called the meeting to order at 6:02 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Board members in attendance: Mary Mason, Joe Mora and Lisa Welch (via Skype) (Board Member Jaime Escobedo absent). Also in attendance: Mr. Lafranchie (unit 213), Mr. Calles (unit 253), Ms. Flores (unit 341), Ms. Hall (unit 351), Bill Bold (Scribe), and James Nguyen (Bartlein and Company, Inc.)

Unit 213 owner, Mr. Lafranci, discussed installation of a lattice **privacy screen** for his unit; Board requested plans for the screen before considering for approval. Mr. Calles (unit 253) discussed neighbor's pet noise, big dogs with the Board; Ms. Flores (unit 341) discussed neighbor's plants on bldg. 7630's common landing, attached to building, and an ant invasion. Joe M. will place ant traps around building. Ms. Hall (unit 351) discussed the need for additional bike racks throughout the Grove.

Meeting Minutes: The **February Board Meeting minutes** (2/14/13) were **approved** as presented.

Treasurer's Report:

	February 2013	YTD
Total Income	64,821.85	136,043.40
Operating Expenditures	26,394.17	51,832.88
Reserve Expenditures	70,156.18	120,422.42
Total Expenditures	96,550.35	172,255.30
Transfer to Reserve	(18,271.50)	(22,733.30)
Transfer from Reserve	50,000.00	60,000.00
Total in Savings	1,307,330.48	
Total Assets	1,336,310.68	

James N. reported Operating Expenses are approximately 4% below budget; also noted the Reserve expenditures were applied to siding repair work, preparation for exterior painting, and deposit for sauna heater replacement; distributed copies of the 2012 Annual Financial Statement to the Board. The February Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported routine **landscape maintenance**; three new eucalyptus trees planted; seeding and fertilizing front entry lawn; walk-around performed with M. Mason; mulch order required.

Old Business

Items addressed:

- **Cleaning service:** Board discussed work scope and frequency of functions

- performed (new contract points).
- **Dry rot repairs:** James N. reported Sea View Constr. is continuing the building prep for exterior paint. More discussion next month.
 - **Exterior painting:** James N. reported bldg. 7632 to be worked next, bldg. 7640 completed; approx. \$147,000 paid thus far to Affordable Painting on the agreed upon \$240,240 project final price.
 - **Entrance Directory upgrade:** Board briefly discussed status of new entrance directory selection process.
 - **Sauna heater:** James N. reported the (new) sauna heater installation completed; Board also discussed sauna light timer and new pool sign.
 - **Vehicle parking registration (stickers):** Board briefly discussed and tabled item.
 - **Lattice repairs:** Board discussed condition of owner-installed privacy screens (where repairs/painting is required), and the comprehensive walk-around appearance report compiled by M. Mason.

No other Old Business

New Business

Items addressed:

- **Bike racks:** Board discussed needs and options for additional bike racks; clearing abandoned bikes from the existing bike racks.
- **Unit marking numbers:** Board briefly discussed need for repairing/replacing unit exterior numbers and source of new numbers; B. Bold will research source and report findings to the Board.
- **Insurance, building ordinances:** James N. discussed adding building ordinances to insurance – added cost \$100+/year. Board **Approved**.

No other New Business

At this time, the Board convened in Executive Session re status of late payers.

The meeting was **adjourned** at 7:23 pm.

The next Board meeting is scheduled for Thursday, April 11, 2013, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe